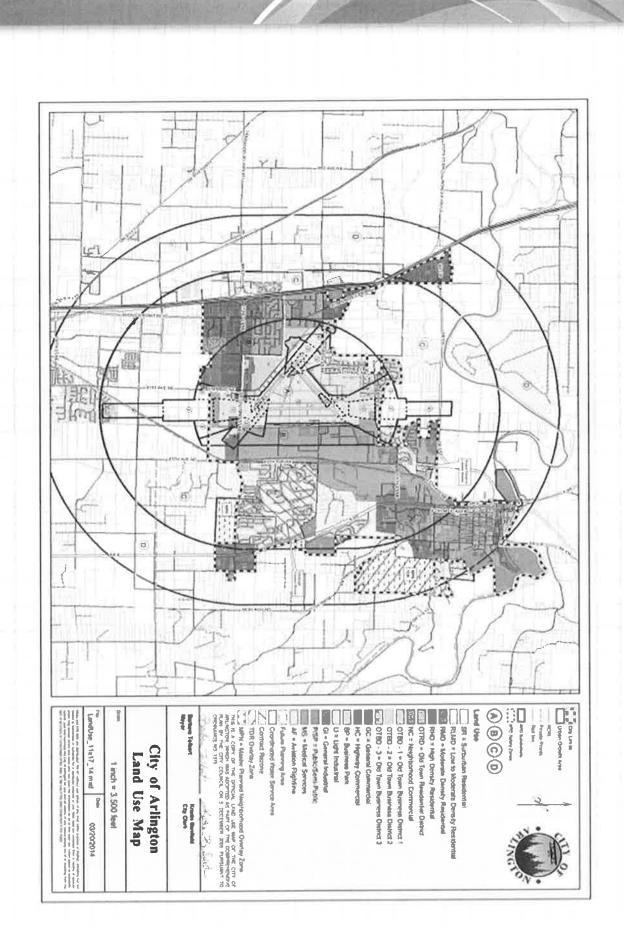


Agenda

- Review History
- Discuss Alternatives
 Agree on Next Steps

TDR program AMC 20.44.032(g) MDNP Zone



MPND Zone

approved. approval may be sought prior to or after annexation to Suburban Residential until such time that an MPND is annexation the entire annexation area shall be zoned is not approved prior to or concurrent with the city. However, in the case where MPND approval (e) For areas designated Master Planned Neighborhood in the comprehensive plan, MPND

MPND Zone

- Low Density Element -- 50% of area
- Commercial Element **Higher Density Element**
- **Public Services Element**
- Conceptual Infrastructure Plan Design Guidelines
- Insfrastructure Financing
- **Phasing Plan**

TDR program AMC 20.44.032(g) **Annexation** IDR program unsuccessful No market Infrastructure cost with no **MDNP** Zone

development partners

Infrastructure

Road Needs

Sewer Needs



(Cost Estimates) (General Locations)

TDR program AMC 20.44.032(g) Annexation partners GMA Plan update TDR program unsuccessful No market Infrastructure cost with no development MDNP Zone

Buildable lands requirement

Process

Public Participation

Buildable Lands

Physical Activity

Bicycle/Pedestrian

Shoreline Policies

Critical Areas

Infrastructure

Reasonable Measures

Plan and Code Amendments

SEPA

Update

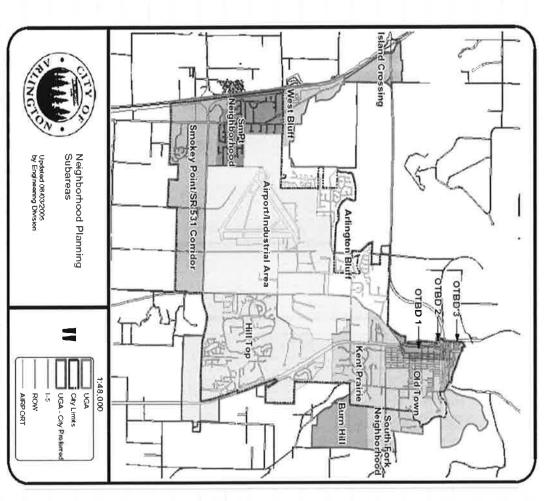
Population, Employment, Housing Objectives

- Consistency with State, County, PSRC
- Buildable Lands Need
- Changes in UGA and Zoning

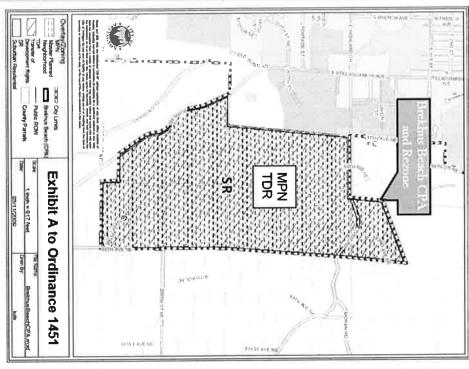
Change to Policies

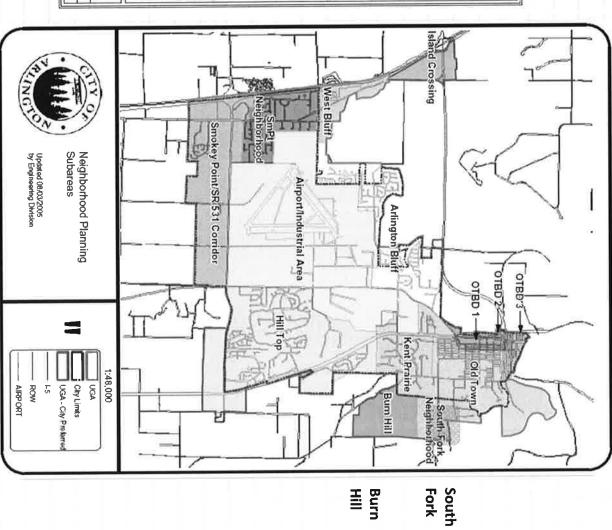
			11,989	2000 Census	
6,829	2010 HU Census	Но	17,926	2010 Pop Census	
6,931	2011 HU Estimate	Housing (County Housing Report	17,930	2011 Pop Estimate	Population (PSRC)
6,941	2012 HU Census	nty Hous	17,970	2012 Pop Estimate	on (PSRC
7,053	2013 HU Estimate	ing Repo	18,270	2013 Pop Estimate	
9,654	2035 Alt 1 Initial HU Target	(5)	24,937	2035 Alt 1 Initial Pop Target	A STATE OF
9,654	2035 Alts 2&3 Initial HU Target		24,937	2035 Alts 2&3 Initial Pop Target	

Neighborhood Planning Subareas



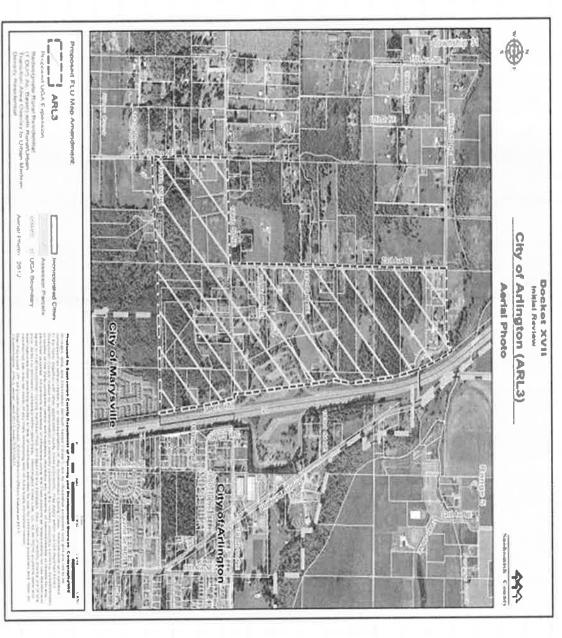
South Fork/Burn Hill





- TDR program
 AMC 20.44.032(g) MDNP Zone
- Annexation
- TDR program unsuccessful
- No market
- Infrastructure cost with no development partners
- GMA Plan updateBuildable lands requirement
- **UGA** expansion to west
- County opposition "not needed"

UGA Expansion "ARL3"



- TDR program
- AMC 20.44.032(g) MDNP Zone
- Annexation
- TDR program unsuccessful
- No market
- **GMA Plan update** Infrastructure cost with no development partners
- Buildable lands requirement
- Gounty opposition "
- County opposition "not needed"
 County EIS says it is if Brekhus/Beach is not developed.

Solutions

City

- No de-annexation
- Retain MPND Designation
- Suburban Residential Zoning
- Support for master plan process
- Future adoption of master plan
- If meets requirements
- Review in 10 years

Owners

- Support for ARL3
- To ensure buildable lands
- Conceptual master plan
- Infrastructure plan
- Finance plan
- Review in 10 years